#### SOUTHWEST ENVIRONMENTAL UTI.

5230 East Shea Boulevard, Suite 200 \* Scottsdale, Arizon PH: (480) 998-3300; FAX: (480) 483-7908

> 6 December 2013 2013 DEC -b P 3: 41

> > AL CORP COMMISSION DOCKET CONTROL

Docket Control Center Arizona Corporation Commission 1200 West Washington Street Phoenix AZ 85007-2927



#### **ORIGINAL**

Arizona Corporation Commission DOCKETED

DEC 0 6 2013 '

DOCKETED BY



Re: Southwest Environmental Utilities, L.L.C. – Application for a Certificate of Convenience and Necessity (CC&N) to provide Water and Wastewater. Docket No. WS-20878A-13-0065

**Preliminary Engineering Report** 

As discussed during a meeting held with Jian Liu and Blessing Chukwu on October 10<sup>th</sup>, Southwest Environmental Utilities, LLC is submitting this Preliminary Engineering Report to satisfy insufficiencies and to provide additional information to include the following:

- An overview of the proposed CC&N area, water and sewer infrastructure planning, development and construction phasing, and regulatory requirements. This overview includes maps of the proposed CC&N area, the size of each parcel and landowner
- Request for service letters received
- Preliminary Engineering Design Report that includes the Land Use Plan, Preliminary Water Design Concept, and Preliminary Sewer Design Concept
- Construction Cost Estimates for onsite and offsite water and sewer infrastructure

A Preliminary Engineering Report (one (1) hard copy and three (3) electronic copies) was submitted to Jian Liu on November 4, 2013 that includes all items listed above, as well as the following:

- Southwest Environmental Utilities, LLC 0.3 MGD SBR WWTP Design Report
- Aquifer Protection Permit Application
- CAAG 208 Water Quality Plan
- Operating Agreement between the Town of Florence and Southwest Environmental Utilities, LLC

These items are not included in this submittal due to these documents being oversized. However, these items are available upon request.

If you have any questions or comments, please feel free to contact Katherine Nierva at (480) 998-3300.

Daniel R. Hodges

SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

cc: Del Smith

Lyn Farmer Brian Bozzo Connie Walczak

### Southwest Environmental Utilities, LLC

Preliminary Engineering Report for CC&N Application

Prepared By:
Southwest Environmental Utilities, LLC
5230 E. Shea Blvd. Suite 200
Scottsdale, AZ 85254

December 6, 2013

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Appendix B – Southwest Environmental Utilities, LLC Preliminary Engineering Design Report

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#### Background

Southwest Environmental Utilities, LLC is applying for a new Certificate of Convenience & Necessity (CC&N) for an area located on the southern portion of the Town of Florence. This area includes private land in the following sections within Township 5 South, Ranges 9 and 10 East: a portion of Sections 1 and 12 in Township 5 South, Range 9 East; a portion of Sections 6, 8, 16, 18, 19, 20, 22, and 29, and all of Sections 7, 27, and 28 in Township 5 South, Range 10 East. The entire proposed CC&N area consists of 1,740 acres and is undeveloped open desert land. The land generally slopes in the northwesterly direction. See Figure 1 for a map of the CC&N area. Figures 2 and 3 show the proposed CC&N area and the existing surrounding utilities that lie within Township 5 South, Range 9 East and Township 5 South, Range 10 East, respectively.

The proposed CC&N area comprises of the future developments: Johnson Ranch Estates, Majestic Ranch, Florence Crossing, Sunaire Ranch, Florence Majestic Ranch, Redstone Ranch, and Florence 157. In February 2013, the Town of Florence and Southwest Environmental Utilities, LLC entered into an Operating Agreement which granted Southwest Environmental Utilities, LLC to be the water and wastewater service provider for the proposed CC&N area.

#### **Development Phasing**

Construction for this area will be divided into two phases, Phase I and Phase II. Under Phase I construction, 19 parcels of the Johnson Ranch Estates subdivision (Parcels B, C, D, E, F, G, H, I, J, K, Z, AA, BB, CC, DD, EE, FF, MM, and NN) will be developed. These parcels will be developed into residential use, mixed use, a town square, an equestrian facility, and a wastewater treatment plant site. Phase I is anticipated to begin in March 2014. Phase II construction will consist of the remaining Johnson Ranch Estates parcels (Parcels A, L, M, N, O, P, Q, R, S, T, U, V, W, X, and Y), Majestic Ranch, Florence Crossing, Sunaire Ranch, Florence Majestic Ranch, Redstone Ranch, and Florence 157. These parcels and subdivisions will be developed into residential and commercial use. Details of the construction schedule are further discussed under the Construction Schedule section. Figure 4 shows a map delineating each parcel, owner, size, and if a request for service letter was received by the property owner. All request for service letters received are included in Appendix A.

#### Water System and Infrastructure

The sources of potable water will be four wells located throughout the service area. The groundwater in this area is of sufficient quality that treatment is not necessary. Each well will have its own designated storage tank, from which water will be pumped using booster pumps and delivered via a network of piping. The water infrastructure will be designed to meet all pressure and fire flow requirements per the Arizona Department of Environmental Quality and Southwest Environmental Utilities design standards.

#### Water design criteria:

The following design criteria will be utilized for all areas within the Southwest Environmental Utilities service area unless directed otherwise by ADEQ or the A.C.C.

- Average day demand for Residential Use shall equal 100 gallons/day/person at 2.6 persons per dwelling unit or 260/gallons/dwelling unit/day.
- Average day demand for Commercial Use, Schools, Parks, Community Centers and Equestrian Centers shall equal 1,500 gallons/acre/day.
- Minimum pressure conditions are 20 psi and maximum 80 psi.
- Fire flow demand and storage requirements are 1,000 gpm for 2 hours or per U.F.C., whichever is higher.
- Water storage facilities shall be sized to provide a usable volume equal to no less than approximately 48% of the peak-day demand plus 120,000 gallons for fire protection.

Details of the demands, storage volumes, boosting capacity, pipe sizes and material, etc. are included in Appendix B, Southwest Environmental Utilities, LLC Preliminary Engineering Design Report. Upon well construction, a pump test will be conducted to verify actual well pump flow rates.

#### Sewer System and Infrastructure

Wastewater will be collected by means of onsite sewer lines located within the commercial and residential subdivisions and will flow either directly to the wastewater treatment plant, or to a lift station and then pumped to the wastewater treatment plant. The sewer infrastructure will consist of two lift stations, force mains, gravity mains, and a wastewater treatment plant. The sewer infrastructure will be sized and designed to meet the Arizona Department of Environmental Quality and Southwest Environmental Utilities design standards.

#### Sewer Design Criteria:

- Average daily flow for all residential areas requiring sewers is 80 GPCD.
- 1.8 persons/dwelling unit for all Adult Community Residences
- 2.6 persons/dwelling unit for all Family Community Residences
- 1,000 GPAD for all commercial and school areas
- 3.0 Peaking Factor for all commercial and school areas
- 250 GPAD for wet weather flow infiltration and inflow

The wastewater treatment plant for the Southwest Environmental Utilities CC&N area will be a sequencing batch reactor plant designed for an average flow rate of 0.3 MGD. This WWTP will be located on Parcel E of Johnson Ranch Estates where it will be used to treat domestic and commercial wastewater flows. The treatment processes that will be used are a static screen, sequencing batch reactor tanks, sand filters, and UV disinfection.

#### Construction Schedule

Construction of the onsite and offsite water and sewer infrastructure will be divided into two phases:

#### Phase I:

Once the approval of the CC&N is received, a final design report, engineering plans for sewer and water infrastructure, and all required forms will be submitted to ADEQ for the Approval to Construct. The start

of construction is anticipated to start 6 months after CC&N approval. The estimated construction start date is June 2014.

Construction of WP-1 and associated offsite water infrastructure will begin in June 2014 and completion is anticipated December 2014.

Construction of onsite sewer and water lines for Johnson Ranch Estates Parcels B, C, D, E, F, G, H, I, J, K, Z, AA, BB, CC, DD, EE, FF, MM, and NN will begin June 2014 and expected completion is March 2015.

Construction of the Wastewater Treatment Plant and offsite sewer infrastructure will begin after approval of the CC&N and APP and is estimated to be June 2014. Construction of the Wastewater Treatment Plant is expected to be completed in December 2014 and the offsite sewer infrastructure is expected to be completed in June 2015. Construction of the Wastewater Treatment Plant is subject to approval of the Aquifer Protection Permit.

Construction of WP-2 and associated offsite water infrastructure will begin January 2015 and completion is anticipated July 2015.

#### Phase II:

Construction of WP-3 and associated offsite water infrastructure will begin in January 2017 and completion is anticipated July 2017.

Construction of WP-4 and associated offsite water infrastructure will begin July 2017 and completion is anticipated January 2018.

Construction for the onsite sewer and water lines Florence Majestic Ranch, Majestic Ranch, Florence Crossing, Sunaire Ranch, Redstone Ranch, Florence 157, and the remaining Johnson Ranch Estates Parcels will begin in January 2017 and is expected to be completed in January 2018.

Lift Station 1 and Lift Station 2 construction is scheduled to begin January 2017 and is anticipated to be completed in July 2017.

#### Regulatory Requirements

Southwest Environmental Utilities is currently in the process of obtaining all the required permits and documents for water supply and wastewater disposal and reuse. The following documents have been submitted or will be submitted at a later time:

#### Water

- Assured Water Supply Application will be submitted to Arizona Department of Water Resources
- Capacity Development Application for a New Public Water System will be submitted to Arizona Department of Environmental Quality upon approval of the CC&N application.
- Application for Approval to Construct for Water Plant-1 and onsite water and sewer lines for Phase 1 will be submitted upon approval of the CC&N Application.

#### Wastewater

- Aquifer Protection Permit Application submitted to the Arizona Department of Environmental Quality, August 14, 2013.
- CAAG 208 Water Quality Plan for Southwest Environmental Utilities, LLC, submitted to the Central Arizona Association of Governments, September 2013.
- Arizona Pollutant Discharge Elimination System (AzPDES) Permit, application to be submitted subsequent to obtaining the Aquifer Protection Permit.
- Application for Approval to Construct for the wastewater treatment plant and offsite sewer infrastructure submitted to Arizona Department of Environmental Quality. Will be submitted upon approval of the CC&N Application.

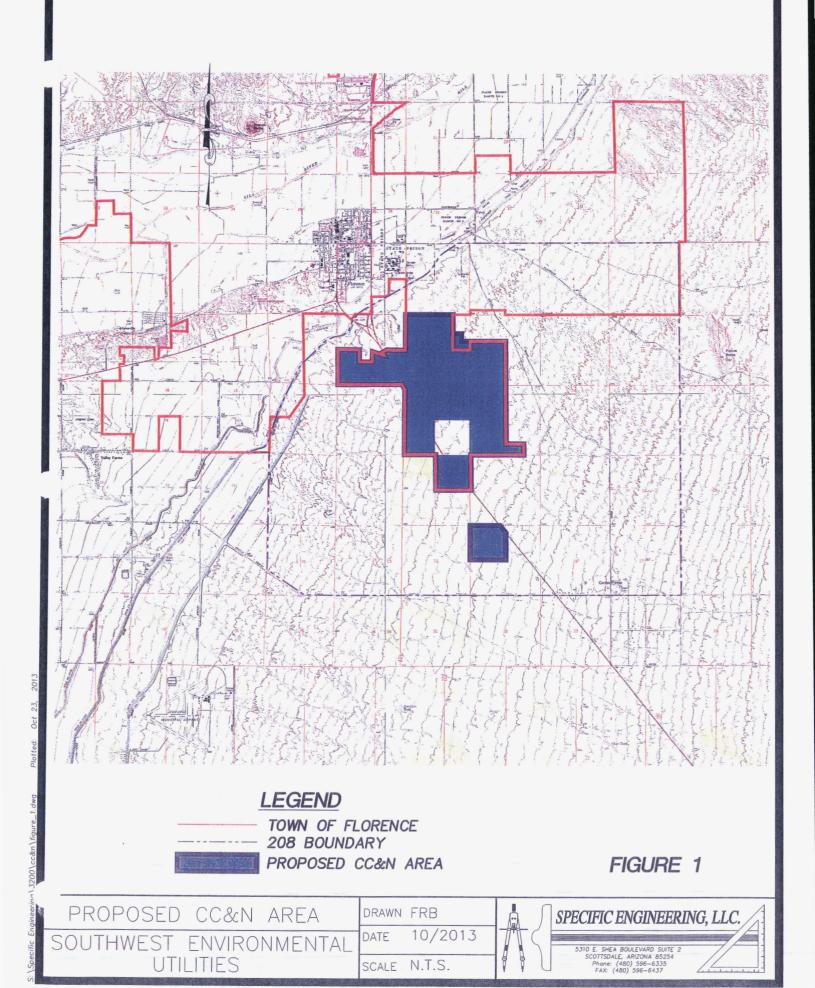
#### General

- Planned Unit Development approved on December 1, 2008 by the Town of Florence. An amendment to the Planned Unit Development will be submitted in November 2013.
- Operating Agreement with Town of Florence, signed February 25, 2013.

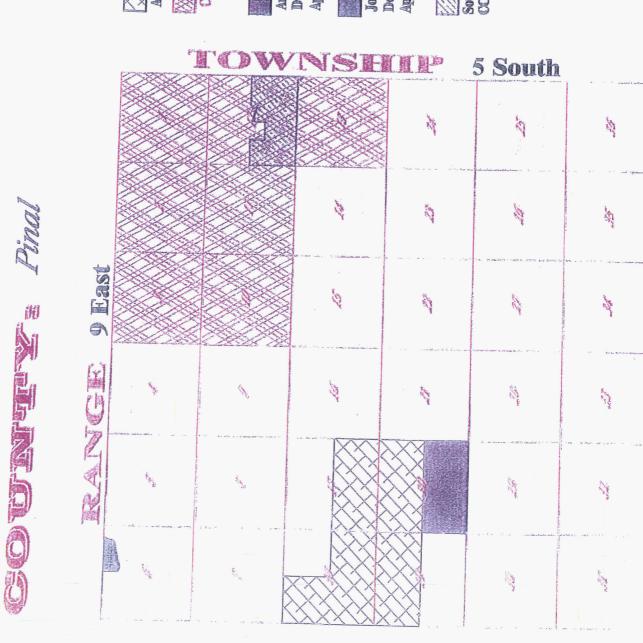
#### **Cost Estimates**

Construction cost estimates for onsite and offsite water and sewer infrastructure are included as Appendix C. These estimates were calculated from actual construction costs of similar sized water and sewer infrastructure projects.

Figures



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Arizona Water Company (Coolidge)

City of Florence (Nonjerrisdictional)

City of Florence (Nonjerrisdictional)

Arizona Water Company

Bocket No. W-1445-05-389

Application for Extension

(4)

Johnson Villities Company Docket No. WS-02987A-06-0667 Application for Extension for Water & Sewer

Southwest environmental utilities CC&N Requested Area

FIGURE 2

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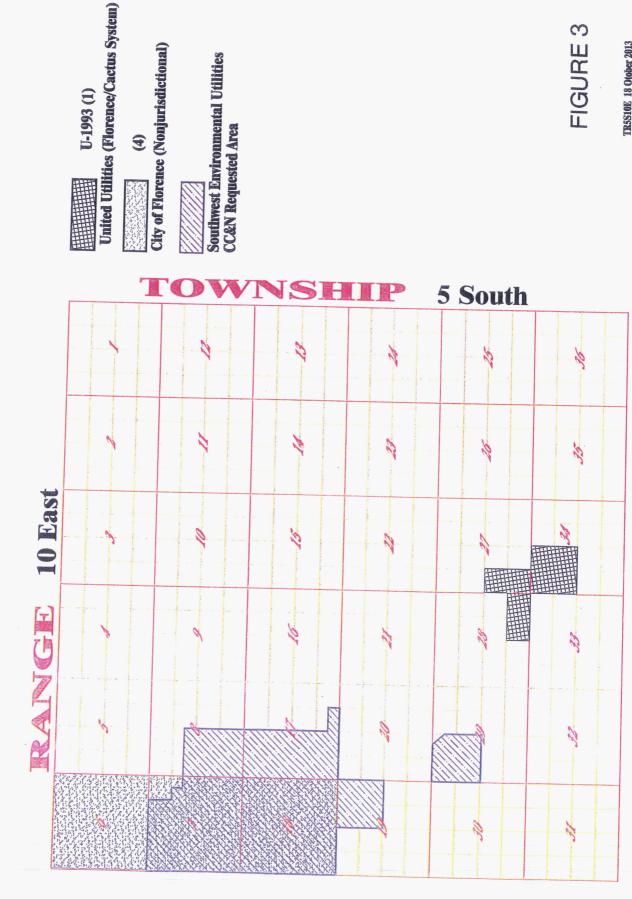
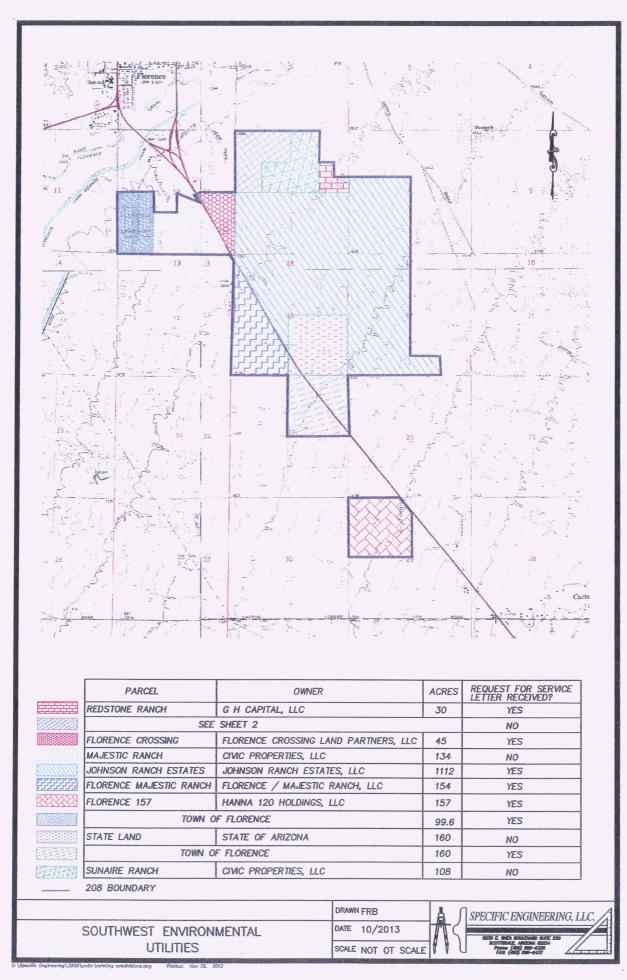


FIGURE 3

TR5S10E 18 Otober 2013



## Appendix A

Request for Service Letters

Town of Florence P.O. Box 2670 775 North Main Street Florence, Arizona 85132

Phone (520) 868-7500 Fax (520) 868-7501 TDD (520) 868-7502 February 25, 2013

www.florenceaz.gov

George Johnson

TOWN SERVICES

Community Development

Southwest Environment Utilities LLC 5230 E. Shea Boulevard, Suite 200 Scottsdale, Arizona 85254

Building Safety 868-7573

RE WATER AND WASTEWATER SERVICE TO CONTAIN PORTION OF THE TOWN OF FLORENCE CITY LIMITS LOCATED SOUTH OF THE CENTRAL ARIZONA PROJECT CANAL

Finance 868-7624

Dear Mr. Johnson:

Fire 868-7609

868-7575

The Town of Florence Supports Southwest Environment Utilities, LLC to provide water and wastewater services to certain portions of the incorporated town limits located south of the Central Arizona Project Canal as referenced in the attached legal description.

Grants 868-7513

Human Resources 868-7545 The Town of Florence supports Southwest Environment Utilities, LLC application to extend its Certificate of Convenience and Necessity (CC&N) for water and wastewater services to this referenced property per the operating agreement dated February 19, 2013, Fee Number 2013-015706.

Library 868-8311

Should you have any questions, please feel free to contact me at (520) 868-7558.

Municipal Court 868-7514

Parks & Recreation 868-7589

Police 868-7681

Public Works 868-7620

868-7620

Senior Center 868-7622

Town Attorney 868-7557

Utility Billing 868-7680

Water/Wastewater 868-7677 Sincerely,

Charles A. Montoya Town Manager

Attachment: Legal Descriptions for Southwest Environmental Utilities, LLC CC&N

Copied: James E. Mannato, Town Attorney Wayne Costa, Public Work Director

File

## LEGAL DESCRIPTIONS FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OP SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A. DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A "RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR LAND DIVISION;

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET:

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE BAST-WEST MID-SECTION LINE OF SAID SECTION 12:

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642,80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7:

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER:

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, \$.01°50'43" E., A DISTANCE OF 2635,87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7:

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" B., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

THIS LEGAL DESCRIPTION IS FOR COEN PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF ON ACTUAL FIELD SURVEY.

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Application for Extenden

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Johnson Ultifica Company
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"The Power and Rewards of Vision"

January 9, 2013

Southwest Environmental Utilities, LLC Attn: Mr. George Johnson 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re: Florence Majestic Ranch

Mr. Johnson,

Florence/Majestic Ranch, L.L.C. hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Florence Majestic Ranch development. A legal description of the Property is attached to this letter as **Exhibit A**. Florence/Majestic Ranch, L.L.C. will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

FLORENCE/MAJESTIC RANCH, L.L.C.

y: KT/RMG Manager, L.L.C.

Its Authorized Officer

Mr. George Johnson Southwest Environmental Utilities, LLC January 9, 2013 Page 2

#### Exhibit A

#### **Description of Property**

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18:

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

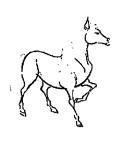
THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET OT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5



#### JOHNSON RANCH ESTATES, LLC

1 March 2013

Southwest Environmental Utilities, LLC 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re: Johnson Ranch Estates

To Whom It May Concern,

Johnson Ranch Estates, LLC hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Johnson Ranch Estates development. A legal description of the property is attached to this letter as Exhibit A. Johnson Ranch Estates, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

George H. Volmson

Mana'ger

JOHNSON RANCH ESTATES, LLC

Attachment: Exhibit A

#### LEGAL DESCRIPTION

THE LAND REFERRED TO: HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

#### Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658,56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

#### Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Artzona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a disfance of 2644.13 feet (measured); which is a GLO brass cap;

Thence South 60 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619,92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING:

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

#### Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Medidian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING; from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass-cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO grass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

#### Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Glia and Satt River Base and Meridian, Pinal County, Arizona, described as follows:

BECINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of \$23.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING:

EXCEPT all coal, oil, gas and other minerals us reserved in the patent to said land.

March 1, 2013

Southwest Environmental Utilities, LLC 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re:

Florence Crossing Land Partners, LLC

±56 acres at Hwy 79 and Kelvin Hwy, Florence Arizona

Mr. Johnson,

Florence Crossing Land Partners, LLC hereby requests that Southwest Environmental Utilities provide water and wastewater service to our Florence Crossing PAD development. A legal description of the Property is attached to this letter as Exhibit A. Florence Crossing Land Partners, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

Maximillian Investment Company, LLC
Managing Member of Florence Crossing Land Partners, LLC

Rv-

Matthew Werner, Its Manager

#### EXHIBIT "A"

#### Parcel No. 1:

Beginning at the East quarter corner of Section 12, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, herein referred to as the True Point of Beginning of that property described as follows:

Thence North 89 degrees 35 minutes 52 seconds West, along the Northerly line of the Southeast quarter of said Section 12, for a distance of 1,461.22 feet;

Thence South 58 degrees 56 minutes 48 seconds West, for a distance of 133.73 feet;

Thence South 30 degrees 50 minutes 19 seconds East, for a distance of 2,993.88 feet;

Thence North 89 degrees 36 minutes 16 seconds East, for a distance of 33.75 feet to a point on the Easterly section line of said Section 12;

Thence North 00 degrees 09 minutes 26 seconds East, a distance of 2,649.61 feet to the True Point of Beginning.

Parcel No.2:

Beginning at the Southwest corner of Section 7, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, hereinafter referred to as the True Point of Beginning of that property described as follows:

Thence North 00 degrees 13 minutes 35 seconds East, a distance of 51.74 feet to the Southeast corner of Section 12, Township 5 South, Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East, along the Westerly line of said Section 7, for a distance of 1,155,36 feet;

Thence South 26 degrees 07 minutes 45 seconds East, for a distance of 56.83 feet;

Thence South 03 degrees 18 minutes 32 seconds East, for a distance of 172.05 feet;

Thence South 06 degrees 04 minutes 06 seconds West, for a distance of 109.93 feet;

Thence South 01 degree 29 minutes 30 seconds East, for a distance of 181.67 feet;

Thence South 50 degrees 03 minutes 31 seconds East, for a distance of 84.44 feet;

Thence South 39 degrees 18 minutes 23 seconds East, for a distance of 257.76 feet;

Thence South 18 degrees 00 minutes 04 seconds East, for a distance of 237.67 feet;

Thence South 24 degrees 28 minutes 37 seconds East, for a distance of 115.00 feet;

Thence South 15 degrees 34 minutes 40 seconds East, for a distance of 107.89 feet, to a point on the Southerly line of said Section 7;

Thence South 89 degrees 17 minutes 08 seconds West, for a distance of 409.56 feet, along the Southerly line of said Section 7 to the Southwest corner of said Section 7 and the True Point of Beginning.

## Appendix B

Southwest Environmental Utilities, LLC Preliminary Engineering Design Report

Engineering • Planning Surveying • Urban Design Landscape Architecture



#### October 16, 2013

Mr. Daniel Hodges Southwest Environmental Utilities, LLC 5230 E. Shea Blvd., Ste. 200 Scottsdale, AZ 85254

Subject:

Southwest Environmental Utilities, LLC

**CC&N** Expansion

Dear Mr. Hodges:

This letter identifies the water demand, as well as sewer flow and plant requirements, for the property located within the CC&N area requested by Southwest Environmental Utilities, L.L.C. It also lists the associated costs for installing the necessary infrastructure in response to comments received from the Arizona Corporation Commission (ACC) in its review of Southwest Environmental Utilities, LLC application for a water and sewer service area.

It is our assumption that the application for the Approval to Construct would be submitted to ADEQ upon approval of the CC&N application.

#### 1. Development Phasing

Phase I consists of the following development parcels located within Johnson Ranch Estates: Parcels B, C, D, E, F, G, H, I, J, K, Z, AA, BB, CC, DD, EE, FF, MM, and NN. These areas consist of the following uses: residential (a variety of different types and densities), mixed use, a town square, an equestrian facility and a wastewater treatment plant. It is anticipated that construction of this initial phase will begin in June 2014. Please refer to Appendix A: Conceptual Land Use Plan and Phasing Plan for the location of the above-listed parcels and the phasing of the project.

Phase II within the requested CC&N area is anticipated to be under construction in the year 2017. This property will be developed with primarily residential and commercial land uses. Please refer to Appendix A: Conceptual Land Use Plan and Phasing Plan for the location of Phase II.

#### 2. Water System

The water demands for the phases are shown in the following tables and are based on the Southwest Environmental Utilities LLC Design Guide and Standard Details (August 2013):

#### Water Use:

- 2.6 people/DU @ 100 gallons per day (gpd)
- Average Day (AD) = 2.6 x 100 = 260 gallons per unit per day (gpud)
- Peak Day (PD) = 2 x AD = 520 gpud
- Peak Hour (PH) = 3.5 x AD = 910 gpud
- Commercial AD = 1500 gallons per acre per day (gpad)

 $PD = 2 \times AD$  $PH = 3.5 \times AD$ 

#### Supply

Wells: Minimum supply from wells pumping to storage to meet peak day.

Booster: Minimum booster capacity without elevated storage to meet peak hour (PH)

demand plus fire flow (FF).

#### Storage:

- Usable volume equal to AD minimum (50% PD) per ADEQ + fire flow (FF) with minimum FF of 2 hours @ 1000 gpm = 120,000 gal. May be reduced per R18-5-503.
- With well @ PD, provide minimum AD storage at ground storage tanks with boosters to meet PH. Provide well, storage tank and booster at each water plant.

#### Pipe Sizes:

Sized for PH with provisions for fire flow.

Table 1 - Water Demands - Phase 1

Parcel	Proposed	Acreage	Dwelling	Unit Factor	Avg. Daily	Peak Daily	Peak Hour
	Zoning		Units		Demand (gpd)	Demand (gpd)	Demand (gpd)
В	MFR	10	80	260 gpud	20,800	41,600	72,800
С	MFR	33	264	260 gpud	68,640	137,280	240,240
D	MFR	31	248	260 gpud	64,480	128,960	225,680
E	WWTP	15					
F	MFR	12	96	260 gpud	24,960	49,920	87,360
G	MDR	36	263	260 gpud	68,380	136,760	239,330
Н	Mixed Use	34	68	260 gpud	17,680	35,360	61,880
I	MDR	10	73	260 gpud	18,980	37,960	66,430
J	MDR	14	102	260 gpud	26,520	53,040	92,820
K	MDR	21	153	260 gpud	39,780	79,560	139,230
Z	MDR	27	189	260 gpud	49,140	98,280	171,990
AA	Mixed Use	31	62	260 gpud	16,120	32,240	56,420
BB	Mixed Use	14	28	260 gpud	7,280	14,560	25,480
CC	Mixed Use	40	80	260 gpud	20,800	41,600	72,800
DD	Mixed Use	17	34	260 gpud	8,840	17,680	30,940
EE	MDR	12	84	260 gpud	21,840	43,680	76,440
FF	EQ	20					
MM	Mixed Use	25	50	260 gpud	13,000	26,000	45,500
NN	Town Square	11		1,500 gpad	16,500	33,000	57,750
Totals		410	4.074		503,740	1,007,480	1,763,090
Phase 1		413	1,874		(350 gpm)	(700 gpm)	(1225 gpm)

Table 2 – Water Demands – Phase 2 (Balance of CC&N Area)

Project	Proposed	Acreage	Dwelling	Unit Factor	Avg. Daily	Peak Daily	Peak Hour
-	Üse		Units		Demand (gpd)	Demand (gpd)	Demand (gpd)
Florence	Residential	139	638	260 gpud	165,880	331,760	580,580
Majestic Ranch	Commercial	15		1,500 gpad	22,500	45,000	78,750
Majestic Ranch	Residential	123	648	260 gpud	168,480	336,960	589,680
	Commercial	11		1,500 gpad	16,500	33,000	57,750
Florence	Residential	36	250	260 gpud	65,000	130,000	227,500
Crossing	Commercial	9		1,500 gpad	13,500	27,000	47,250
Sunaire	Residential	108	428	260 gpud	111,280	222,560	389,480
	Commercial			1,500 gpad			
Redstone	Residential	30	120	260 gpud	31,200	62,400	109,200
Ranch	Commercial			1,500 gpad			
Florence 157	Residential	157	628	260 gpud	163,280	326,560	571,480
	Commercial			1,500 gpad			
Johnson Ranch	Residential	677	2,390	260 gpud	621,400	1,242,800	2,174,900
Estates	Commercial	22		1,500 gpad	33,000	66,000	115,500
Totals Phase 2		1,327	5,102		1,412,020 (981 gpm)	2,824,040 (1,961 gpm)	4,942,070 (3,432 gpm)
Totals Phases 1 & 2		1,740	6,976		1,915,760 (1,330 gpm)	3,831,520 (2,661 gpm)	6,705,160 (4,656 gpm)

#### Water System Improvements

The proposed spine water system improvements are shown on the Conceptual Master Water Plan located in Appendix B of this document. This infrastructure has been designed to meet the water demand of the CC&N area.

The following system improvements are required for Phase 1 of the CC&N area:

- Production will be provided by two wells capable of producing approximately 750 gpm each.
- 2 water plants with 0.5 MG storage reservoirs and a total of 1,225 gpm of booster pumping capacity.

Water distribution lines as follows:

8" water line: 3,000+/- LF
12" water line: 5,000+/- LF
15" water line: 5,000+/- LF

Phase 1 water lines totaling: 13,000+/- LF

The following total system improvements are required for Phases 1 and 2 of the CC&N area:

- Production will be provided by a total of four wells capable of producing approximately 750 gpm each.
- 4 water plants totaling a minimum of 2.0 MG of storage reservoirs with a total of 4,530 gpm of booster pumping capacity.
- Water distribution lines as follows:

8" water line: 2,000+/- LF12" water line: 23,000+/- LF

• Phase 1 and 2 water lines totaling: 38,000+/- LF

Table 3 – Water System Spine Infrastructure and Plant Requirements – Phases 1 & 2

Project	Spine Water Line	Water Plants	Min. Total Wells Capacity	Min. Total Booster Capacity	Min. Total Storage	Storage Provided
Phase 1	13,000 LF*	2	1.01 mgd	1,225 gpm	0.624 MG	1 MG
Phase 2	25,000 LF*	2	2.72 mgd	3,305 gpm	1.355 MG	1 MG
Total	38,000 LF*	4	3.73 mgd	4,530 gpm	1.98 MG	2 MG

<sup>\*</sup>Linear footage is approximate.

#### 3. Wastewater System

The sewer demands for the initial phases are shown in the tables below and are based on the Southwest Environmental Utilities Design Guide and Standard Details (August 2013):

#### Sewer Demand

- 80 gallons per capita per day (gpcd) for all residential areas requiring sewers (ADWF)
- 2.6 persons/du for all Family Community Residences

- 1,000 gallons per acre per day (gpad) for all commercial (ADWF)
- 3.0 Peaking Factor for all commercial (PDWF)
- 250 gpad for wet weather flow infiltration and inflow

Note: ADWF = Average Dry Weather Flow PDWF = Peak Dry Weather Flow WWF = Wet Weather Flow

## Sewage Treatment Plant

• Per the Southwest Environmental Utilities Design Guide and Standard Details (August 2013), the plant is sized for minimum 187.2 gpud + commercial @ 1,000 gpad.

Table 4 - Sewer Flow and Plant Requirements - Phase 1

Project	Total No. Acres	Acres of Comm.	Comm. Flow @ 1000 gpad	Number Of DU	DU x 187.2 gpud	Total AD + Comm.
Johnson Ranch Estates (Phase 1)	413	11	11,000	1,359	254,405	265,405

Table 5 – Sewer Flow and Plant Requirements – Phase 2 (Balance of CC&N Area)

Project	Total No. Acres	Acres of Comm.	Comm. Flow @ 1000 gpad	Number Of DU	DU x 187.2 gpud	Total AD + Comm.	% of Total AD + Comm.
Johnson Ranch Estates (Phase 2)	699	11	11,000	2,390	447,408	0.458 MG	45.80%
Sunaire	108	0	0	428	80,122	0.080 MG	8.0%
Florence Crossing	45	9	9,000	250	46,800	0.056 MG	5.60%
Majestic Ranch	134	11	11,000	648	121,306	0.132 MG	13.2%
Florence Majestic Ranch	154	15	15,000	638	119,434	0.134 MG	13.4%

Redstone Ranch	30	0	0	120	22,464	0.022 MG	2.20%
Florence 157	157	0	0	628	117,562	0.118 MG	11.80%
Totals	1,327	47	46,000	5,102	955,096	1 MG	100%

Table 6 - Sewer Flow and Plant Requirements - Phases 1 & 2

	Total No. Acres	Acres of Comm.	Comm. Flow @ 1000 gpad	Number Of DU	DU x 187.2 gpud	Total AD + Comm.
Phase 1	413	11	11,000	1,874	350,813	361,813
Phase 2	1,327	47	47,000	5,102	955,094	1,002,094
Totals	1,740	58	58,000	6,976	1,305,907	1,363,907

## Sewer System Improvements

The proposed spine sewer system improvements are shown on the Conceptual Master Sewer Plan located in Appendix C of this document. This infrastructure has been designed to meet the sewer demand of the CC&N area.

The following system improvements are required for Phase 1 of the CC&N area:

- 300,000 gpd (0.3 MGD) wastewater treatment plant employing the sequencing batch reactor (SBR) process.
- Gravity sewer mains as follows:

• 8" gravity main: 1,500+/- LF

• 10" gravity main: 6,000+/- LF

• 12" gravity main: 3,500+/- LF

• 15" gravity main: 3,000+/- LF

• Phase 1 gravity sewer mains totaling: 14,000+/- LF

• No lift stations are required in this phase.

The following total system improvements are required for Phases 1 and 2 of the CC&N area:

Minimum of 1.3 MGD wastewater treatment plant.

Gravity sewer mains as follows:

8" gravity main: 16,000+/- LF
10" gravity main: 7,000+/- LF
12" gravity main: 3,500+/- LF
15" gravity main: 3,000+/- LF

- 8" force mains totaling approximately 7,000 linear feet.
- Phase 1 and 2 sewer mains totaling: 36,500+/- LF
- Two lift stations.

Table 7 - Sewer System Spine Infrastructure - Phases 1 & 2

Project	Spine Gravity Sewer Line	Force Main	Lift Stations
Phase 1	14,000 LF*	N/A	N/A
Phase 2	15,500 LF*	7,000 LF*	2
Total	29,500 LF*	7,000 LF*	2

<sup>\*</sup>Linear footage is approximate.

## 4. Estimated Cost of System Improvements

Construction cost estimates for the above-mentioned infrastructure were prepared by Specific Engineering, LLC and are included in the original application for a CC&N expansion. Please refer to this application for this information.

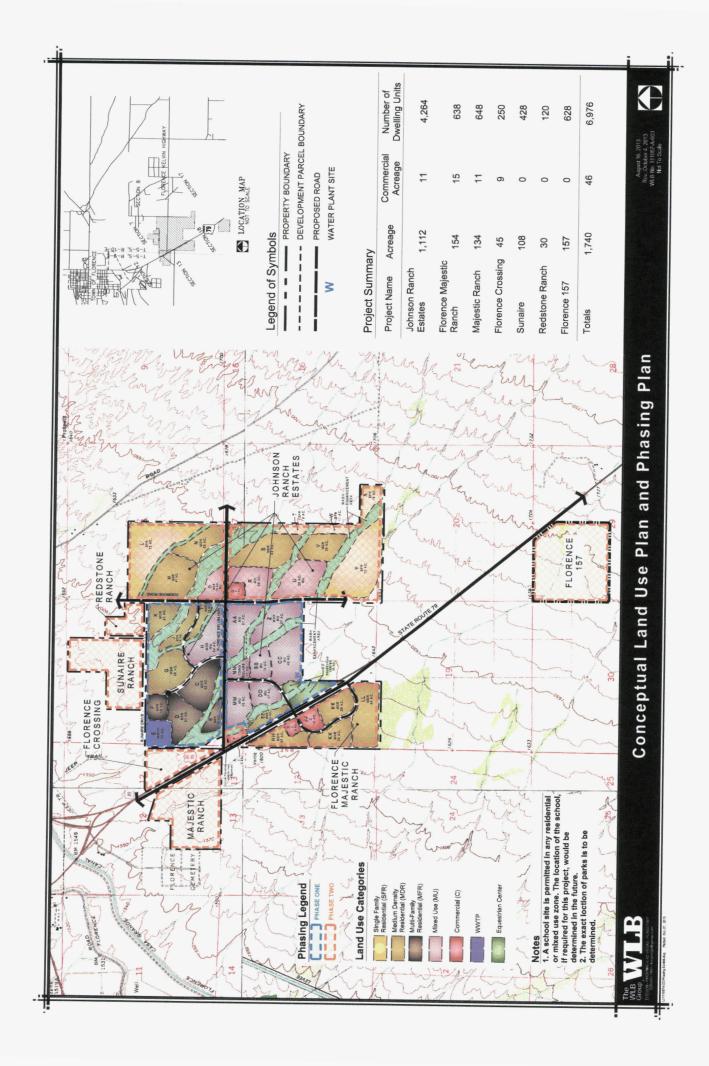
Should you have any questions, please feel free to contact me.

Sincerely,

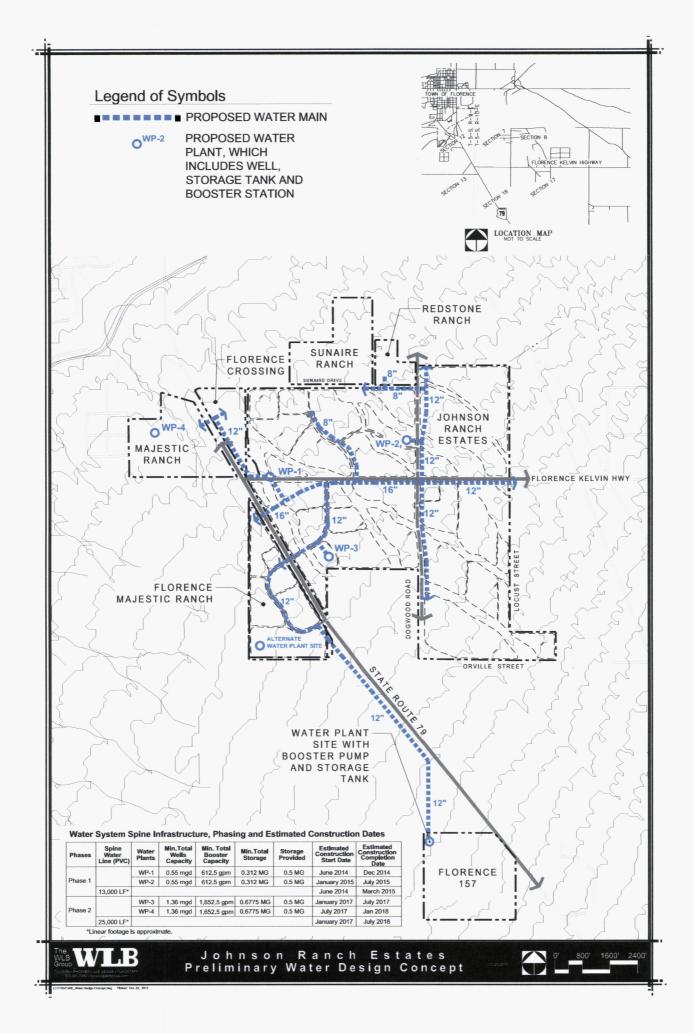
THE WLB GROUP, INC.

William C. Walker, PE, RLS Principal

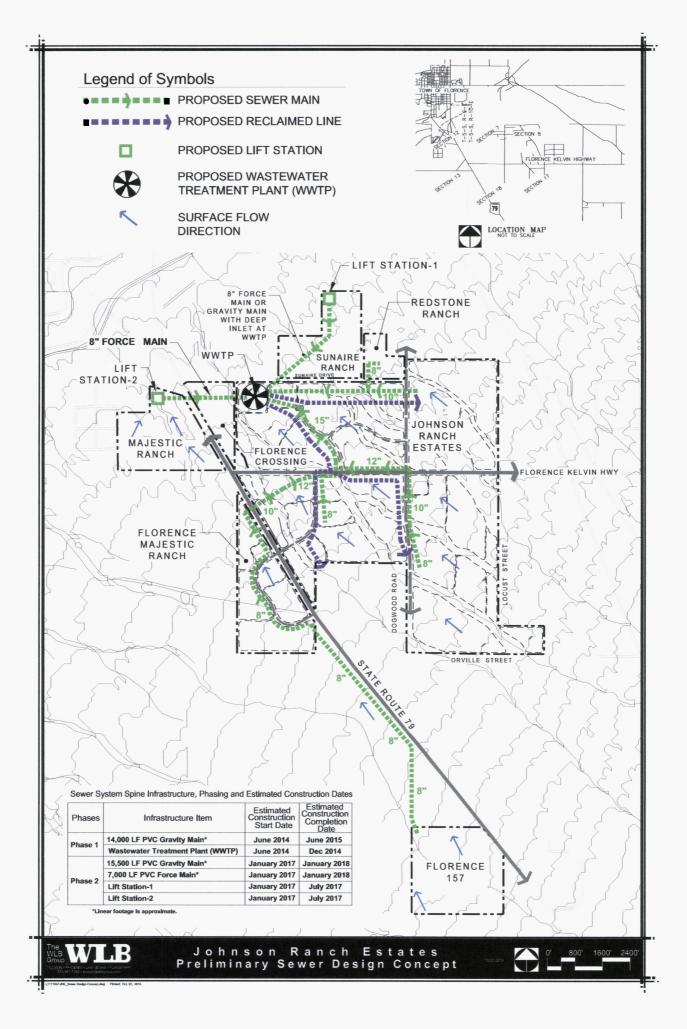
Appendix A
Conceptual Land Use and Phasing Exhibit



Appendix B
Preliminary Water Design Concept



Appendix C
Preliminary Sewer Design Concept



# Appendix C

Construction Cost Estimates

**Sewer Construction Costs** 



ENGINEER'S OPINION OF PROBABLE COST
PROJECT: JOHNSON RANCH ESTATES- INFRASTRUCTURE
10/21/13
OFFSITE SEWER INFRASTRUCTURE

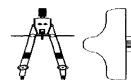
PROJECT NO. 3200A001

NO. of LOTS: N.A.

BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

Description	Unit	Approximate Quantity	Unit Price	TOTAL
WRP-1.3 MGD PLANT	LS	1,300,000	10.00	\$13,000,000.00
15" SDR 35 PVC PIPE	LF	3,960	\$32.00	\$126,720.00
12" SDR 35 PVC PIPE	LF	3,960	\$25.00	\$99,000.00
10" SDR 35 PVC PIPE	LF	7,260	\$18.00	\$130,680.00
8" SDR 35 PVC PIPE	LF	7,900	\$13.00	\$102,700.00
4' DIA MANHOLE	EA	21	\$2,600.00	\$54,600.00
5' DIA MANHOLE	EA	16	\$3,000.00	\$48,000.00
12" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	4,000	\$22.00	\$88,000.00
8" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	6,400	\$18.00	\$115,200.00
LIFT STATIONS	EA	2	200,000.00	\$400,000.00
8 " FORCE MAINS	LF	6,400	20.00	\$128,000.00
RECLAIM LIFT STATION	EA	1	550,000.00	\$550,000.00
	SUBTOTAL			\$14,842,900.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—6335 FAX: (480) 596—6437

PRELIMINARY CONSTRUCTION ESTIMATE

**PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES** 

DATE: 10/21/13

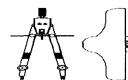
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

## ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	12,680.00	\$12,680.00
JOHNSON RANCH ESTATES-PARCEL B	LS	1	112,000.00	\$112,000.00
JOHNSON RANCH ESTATES-PARCEL C	LS	1	369,600.00	\$369,600.00
JOHNSON RANCH ESTATES-PARCEL D	LS	1	347,200.00	\$347,200.00
JOHNSON RANCH ESTATES-PARCEL E-WRP			-	
JOHNSON RANCH ESTATES-PARCEL F	LS	1	134,400.00	\$134,400.00
JOHNSON RANCH ESTATES-PARCEL G	LS	1	368,200.00	\$368,200.00
JOHNSON RANCH ESTATES-PARCEL H	LS	1	95,200.00	\$95,200.00
JOHNSON RANCH ESTATES-PARCEL I	LS	1	102,200.00	\$102,200.00
JOHNSON RANCH ESTATES-PARCEL J	LS	1	142,800.00	\$142,800.00
JOHNSON RANCH ESTATES-PARCEL K	LS	1	214,200.00	\$214,200.00
JOHNSON RANCH ESTATES-PARCEL L	LS	1	421,400.00	\$421,400.00
JOHNSON RANCH ESTATES-PARCEL M	LS	1	630,000.00	\$630,000.00
JOHNSON RANCH ESTATES-PARCEL N	LS	1	350,000.00	\$350,000.00
JOHNSON RANCH ESTATES-PARCEL O	LS	1	53,200.00	\$53,200.00
JOHNSON RANCH ESTATES-PARCEL P	LS	1	49,000.00	\$49,000.00
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	19,380.00	\$19,380.00
JOHNSON RANCH ESTATES-PARCEL R	LS	1	98,000.00	\$98,000.00
JOHNSON RANCH ESTATES-PARCEL S	LS	1	595,000.00	\$595,000.00
JOHNSON RANCH ESTATES-PARCEL T	LS	1	42,000.00	\$42,000.00
JOHNSON RANCH ESTATES-PARCEL U	LS	1	133,000.00	\$133,000.00
JOHNSON RANCH ESTATES-PARCEL V	LS	1	373,800.00	\$373,800.00
JOHNSON RANCH ESTATES-PARCEL W	LS	1	57,400.00	\$57,400.00
JOHNSON RANCH ESTATES-PARCEL X	LS	1	84,000.00	\$84,000.00



5310 E. SHEA BOULEVARD SUITE . SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—6335 FAX: (480) 596—6437

PRELIMINARY CONSTRUCTION ESTIMATE

**PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES** 

DATE: 10/21/13

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

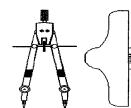
## **ONSITE SEWER**

	SUBTO	ΓAL		\$8,870,140.00
REDSTONE RANCH	LS	1	168,000.00	\$168,000.00
FLORENCE 157	LS	1	879,200.00	\$879,200.00
SUNAIRE	LS	1	599,200.00	\$599,200.00
FLORENCE CROSSING	LS	1	373,140.00	\$373,140.00
MAJESTIC RANCH	LS	1	933,600.00	\$933,600.00
FLORENCE MAJESTIC RANCH	LS	1	936,140.00	\$936,140.00
JOHNSON RANCH ESTATES-PARCEL NN	LS	1	26,400.00	\$26,400.00
JOHNSON RANCH ESTATES-PARCEL MM	LS	1	70,000.00	\$70,000.00
JOHNSON RANCH ESTATES-PARCEL FF - Equestrian Park				
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	117,600.00	\$117,600.00
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	47,600.00	\$47,600.00
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	112,000.00	\$112,000.00
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	39,200.00	\$39,200.00
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	86,800.00	\$86,800.00
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	264,600.00	\$264,600.00
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	459,200.00	\$459,200.00
Description	Unit	Approximate  Quantity	Unit Price	TOTAL

## TOTALS SHOWN ARE FOR ONSITE SEWER COSTS

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

Water Construction Costs



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

#### PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

3200A001

**PROJECT : Southwest Environmental Utilities Infrastructure** 

NO. of LOTS: N/A

10/21/2013

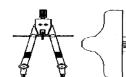
BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LL

#### **OFFSITE WATER INFRASTRUCTURE**

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	6,580	45.00	\$296,100.00
12" AWWA C900 DR 18 PVC 150psi	LF	16,860	35.00	\$590,100.00
10" AWWA C900 DR 18 PVC 150psi	LF	2,640	28.00	\$73,920.00
8" AWWA C900 DR 18 PVC 150psi	LF	2,640	17.00	\$44,880.00
16" GATE VALVE, BOX & COVER	EA	9	2,200.00	\$19,800.00
12" GATE VALVE, BOX & COVER	EA	34	1,870.00	\$63,580.00
10" GATE VALVE, BOX & COVER	EA	4	1,350.00	\$5,400.00
8" GATE VALVE, BOX & COVER	EA	4	890.00	\$3,560.00
PVC WATER MAIN LOCATING TAPE	LF	28,720	0.85	\$24,412.00
WELL WITH WATER PLANT NO.1	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.1-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.3-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO. 4	LS	. 1	671,112.00	\$671,112.00
WATER PLANT NO. 4-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
	SUBTO	ΓAL		\$6,206,200.01

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probable cost prepared by Specific Engineering LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

## PRELIMINARY CONSTRUCTION ESTIMATE

**PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES** 

DATE: 10/21/13

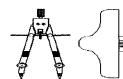
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

## **ONSITE WATER**

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	24,000.00	\$24,000.00
JOHNSON RANCH ESTATES-PARCEL B	LS	1	128,000.00	\$128,000.00
JOHNSON RANCH ESTATES-PARCEL C	LS	1	422,400.00	\$422,400.00
JOHNSON RANCH ESTATES-PARCEL D	LS	1	396,800.00	\$396,800.00
JOHNSON RANCH ESTATES-PARCEL E-WRP				
JOHNSON RANCH ESTATES-PARCEL F	LS	1	576,000.00	\$576,000.00
JOHNSON RANCH ESTATES-PARCEL G	LS	1	420,800.00	\$420,800.00
JOHNSON RANCH ESTATES-PARCEL H	LS	1	108,800.00	\$108,800.00
JOHNSON RANCH ESTATES-PARCEL I	LS	1	116,800.00	\$116,800.00
JOHNSON RANCH ESTATES-PARCEL J	LS	1	163,200.00	\$163,200.00
JOHNSON RANCH ESTATES-PARCEL K	LS	1	244,800.00	\$244,800.00
JOHNSON RANCH ESTATES-PARCEL L	LS	1	481,600.00	\$481,600.00
JOHNSON RANCH ESTATES-PARCEL M	LS	1	720,000.00	\$720,000.00
JOHNSON RANCH ESTATES-PARCEL N	LS	1	400,000.00	\$400,000.00
JOHNSON RANCH ESTATES-PARCEL O	LS	1	60,800.00	\$60,800.00
JOHNSON RANCH ESTATES-PARCEL P	LS	1	56,000.00	\$56,000.00
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	42,000.00	\$42,000.00
JOHNSON RANCH ESTATES-PARCEL R	LS	1	112,000.00	\$112,000.00
JOHNSON RANCH ESTATES-PARCEL S	LS	1	680,000.00	\$680,000.00
JOHNSON RANCH ESTATES-PARCEL T	LS	1	48,000.00	\$48,000.00
JOHNSON RANCH ESTATES-PARCEL U	LS	. 1	152,000.00	\$152,000.00
JOHNSON RANCH ESTATES-PARCEL V	LS	1	427,200.00	\$427,200.00
JOHNSON RANCH ESTATES-PARCEL W	LS	1	65,600.00	\$65,600.00
JOHNSON RANCH ESTATES -PARCEL X	LS	1	96,000.00	\$96,000.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA B5254 Phone: (480) 596-6335 FAX: (480) 596-6437

## PRELIMINARY CONSTRUCTION ESTIMATE

**PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES** 

DATE: 10/21/13

PROJECT NO.

NO. of LOTS: N/A

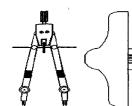
BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

## **ONSITE WATER**

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	524,800.00	\$524,800.00
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	302,400.00	\$302,400.00
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	99,200.00	\$99,200.00
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	44,800.00	\$44,800.00
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	128,000.00	\$128,000.00
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	54,400.00	\$54,400.00
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	134,400.00	\$134,400.00
JOHNSON RANCH ESTATES-PARCEL FF-Equestrian Park	LS	1	78,400.00	\$78,400.00
JOHNSON RANCH ESTATES-PARCEL MM	LS	1	80,000.00	\$80,000.00
JOHNSON RANCH ESTATES-PARCEL NN	LS	1	66,000.00	\$66,000.00
FLORENCE MAJESTIC RANCH	LS	1	1,110,800.00	\$1,110,800.00
MAJESTIC RANCH	LS	1	1,102,800.00	\$1,102,800.00
FLORENCE CROSSING	LS	1	454,000.00	\$454,000.00
SUNAIRE	LS	1	684,800.00	\$684,800.00
REDSTONE RANCH	LS	1	192,000.00	\$192,000.00
FLORENCE 157	LS	1	1,004,800.00	\$1,004,800.00
	SUBTO	ΓAL		\$12,004,400.00

#### TOTAL SHOWN IS FOR ONSITECOSTS

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SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

#### PRELIMINARY CONSTRUCTION ESTIMATE

3200A001

**PROJECT : Southwest Environmental Utilities Infrastructure** 

NO. of LOTS: N/A

PROJECT NO.

10/21/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES, LL

## **OFFSITE WATER INFRASTRUCTURE**

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	6,580	45.00	\$296,100.00
12" AWWA C900 DR 18 PVC 150psi	LF	16,860	35.00	\$590,100.00
10" AWWA C900 DR 18 PVC 150psi	LF	2,640	28.00	\$73,920.00
8" AWWA C900 DR 18 PVC 150psi	LF	2,640	17.00	\$44,880.00
16" GATE VALVE, BOX & COVER	EA	9	2,200.00	\$19,800.00
12" GATE VALVE, BOX & COVER	EA	34	1,870.00	\$63,580.00
10" GATE VALVE, BOX & COVER	EA	4	1,350.00	\$5,400.00
8" GATE VALVE, BOX & COVER	EA	4	890.00	\$3,560.00
PVC WATER MAIN LOCATING TAPE	LF	28,720	0.85	\$24,412.00
WELL WITH WATER PLANT NO.1	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.1-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.3-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO. 4	LS	1	671,112.00	\$671,112.00
WATER PLANT NO. 4-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
	SUBTO	ΓAL		\$6,206,200.01

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